

**Windermere Homeowners Association**  
Minutes of the Meeting of the Board of Directors  
December 14, 2009  
Approved January 11, 2010

**Quorum**

The meeting was called to order at 7:00 p.m. by President Earl Wellborn. Also present were Secretary Sharon Parsley, Treasurer Monnie DeUnger, Director Doris Engelke, Director Ed Geissler, Director Patrick Sullivan and Property Manager Angela Drabik.

**Previous Minutes**

Treasurer DeUnger moved for the approval of the November minutes. Director Geissler seconded and the motion passed unanimously.

**New Business**

Homeowner, David Cranshaw, 16413 Edgemere Drive, requested information on details of security contract. President Wellborn stated that the security company was originally hired to deter criminal activity in the parks. But since the City of Pflugerville has taken over the South Park, her duties have been retasked in helping with the after hour code enforcement for commercial vehicles, trailers, etc. The security guard also monitors noise nuisance. Mr. Cranshaw stated that he was concerned with the budget. President Wellborn stated that there will be a planned review of the security schedule and needs for post-annexation which will be done prior to January 1, 2010.

Homeowner Bob Orlandi, 1005 Black Locust Drive, submitted an appeal in writing for lawn maintenance. Mr. Orlandi stated that this is rental property and that he has been trying to rent out the property. He requested that the fines be waived. Director Sullivan made a motion to suspend fines contingent upon future compliance. Secretary Parsley seconded and the motion passed unanimously.

Secretary Parsley and Director Engelke agreed to judge holiday lighting contest with Property Manager Drabik on Monday, December 21, 2009.

Property Manager Drabik was excused at 7:55 pm

The Board entered into Executive Session at 7:55 pm

The Board returned to Public Session at 8:05 pm

Director Engelke moved for the approval of a 2010 salary package for Property Manager Drabik. Director Sullivan seconded and the motion passed with Secretary Parsley, Director Geissler, Director Sullivan, Director Engelke voting for and Director DeUnger voting against.

## **Adjournment**

Director Sullivan made a motion to adjourn. Director Engelke seconded and the motion passed unanimously. Meeting adjourned at 8:05 p.m.